

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 RIVETTE WAY SANDHURST VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,006,750

Property type

House

Suburb

Sandhurst

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2 PEMBERTON LANE SANDHURST VIC 3977	\$860,000	04-Jun-24
37 WATERSIDE CIRCUIT SANDHURST VIC 3977	\$800,000	07-May-24
2 VIEWMOUNT PLACE SANDHURST VIC 3977	\$785,000	13-Jul-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 October 2024

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2 PEMBERTON LANE SANDHURST VIC 3977

3 2 2

Sold Price **\$860,000** Sold Date **04-Jun-24**

Distance **1.42km**



37 WATERSIDE CIRCUIT SANDHURST VIC 3977

3 2 2

Sold Price **\$800,000** Sold Date **07-May-24**

Distance **1.61km**



2 VIEWMOUNT PLACE SANDHURST VIC 3977

3 2 2

Sold Price ^{RS} **\$785,000** ^{UN} Sold Date **13-Jul-24**

Distance **1.98km**

RS = Recent sale UN = Undisclosed Sale

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